



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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IN REPLY PLEASE
REFER TO FILE: **PJ-1**

May 1, 2003

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**ADVENTURE COUNTY PARK
NEW GYMNASIUM AND PARK RENOVATION PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 5392; C.P. 77377
SUPERVISORIAL DISTRICT 4
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

Award and authorize the Director of Public Works to execute a construction contract in the form previously approved by County Counsel to Braaksma Construction for the Adventure County Park New Gymnasium and Park Renovation Project, in the amount of \$2,998,000 funded by net County cost, the Regional Park and Open Space District, and Park In-Lieu Fees Special Fund, and establish the effective contract date following receipt of approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will allow Public Works to proceed with construction of the project.

On March 18, 2003, your Board adopted the plans and specifications for the project at an estimated construction cost between \$2,150,399 and \$2,956,799 and authorized advertising for construction bids. The apparent lowest responsible bid of \$2,998,000 was received on April 15, 2003, from Braaksma Construction and is 1.4 percent or \$41,201 over the high bid range. Funds have been reallocated within the construction budget to accommodate the bid as shown in Enclosure A.

The project includes constructing a gymnasium building, two additional parking lots, concrete walkways, and a courtyard; minor renovations to the existing recreation building, lighting, utilities, patio, two ball fields, landscaping, and irrigation; installing a security alarm system; reroofing the community building; constructing a new entry landmark; expanding the community building kitchen to accommodate a Meals on Wheels program (Congregate Meal Program), and disabled access improvements.

Parks and Recreation will employ at-risk youth to perform preconstruction site preparation, demolition, and removal of hardscape elements and fencing.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goals of Fiscal Responsibility and Children and Families' Well-Being by investing in public infrastructure and providing enhanced recreational opportunities to assure good health and social well-being.

FISCAL IMPACT/FINANCING

The recommended construction contract with Braaksma is for \$2,998,000. In addition, \$254,479 has been allocated for change orders in the construction budget.

The total project cost, including plans and specifications, plan check, construction, equipment, consultant services, at-risk youth, miscellaneous expenditures, and County services, is currently estimated at \$4,235,819. The Project Schedule and Budget Summary are included in Enclosure A.

The project is funded by the Regional Park and Open Space District (\$3,479,799), net County cost (\$554,674), and Park In-Lieu Fees Special Fund (\$201,346). Of the \$554,674 in net County cost, \$375,000 consists of Fourth District Capital Project funding allocated to the project, \$40,000 allocated from the Deferred Maintenance Match Program, \$128,000 allocated from the 1987 sale of land at La Mirada Park, and

\$11,674 from remaining trust fund balances from completed projects under the 1986 State Bond Program at Adventure and Gloria Heer Parks.

Sufficient appropriation is available in the Fiscal Year 2002-03 Capital Projects Budget (C.P. 77377) to fund this project.

Operating Budget Impact

Parks and Recreation and the Chief Administrative Office have reviewed the anticipated operating requirements for the project and are currently estimating a one-time start-up cost of \$29,370 for office supplies and sports and recreational supplies for the facility. In addition, ongoing annual operating costs are estimated at \$102,281 to operate, program, and maintain the facility. This includes \$27,781 for salaries and benefits for a full-time permanent recreation services leader and \$74,500 for utilities, recreation and office supplies, and a grounds maintenance contract.

Parks and Recreation will include sufficient funding in their 2004-05 budget request, as completion of the project is tentatively scheduled for June 2004. The Chief Administrative Office will work with Parks and Recreation to identify available funding.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring of qualified displaced County employees will be included in the contract.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration of contract award, Braaksma is willing to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require

each subcontractor to notify its employees, that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Braaksma is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program).

ENVIRONMENTAL DOCUMENTATION

On March 18, 2003, your Board approved the Mitigated Negative Declaration, the Addendum to the Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program for this project.

CONTRACTING PROCESS

On March 18, 2003, your Board adopted the plans and specifications for the project at an estimated construction cost between \$2,150,399 and \$2,956,799 and authorized advertising for construction bids. On April 15, 2003, nine bids were received. Braaksma with a bid of \$2,998,000 was the lowest responsible bidder meeting the criteria adopted by your Board. The bid results are summarized in Enclosure B.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website (Enclosure C).

Braaksma's Community Business Enterprise participation data and three-year contracting history are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

During construction, scheduled to begin in June 2003, there will be certain limitations on the use of the buildings and other areas of the park. In order to reduce impacts to the public, construction will be coordinated and scheduled to maintain a substantial level of service and access to the park area and buildings during construction. The community building and courtyard will be closed to the public during the demolition and reconstruction of the existing kitchen and building improvements. Displaced recreation activities and programs will be rescheduled by Parks and Recreation.

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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects), Parks and Recreation, and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

TIM GALLAGHER
Director of Parks and Recreation

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cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Office of Affirmative Action Compliance (Ozie Smith)

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ENCLOSURE A

**ADVENTURE COUNTY PARK
NEW GYMNASIUM AND PARK RENOVATION PROJECT
AWARD CONSTRUCTION CONTRACT**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date	Actual Completion Date
Award Design Contract	10/19/99		10/19/99
Execute Design Contract	11/04/99		11/04/99
Schematic Design	01/03/00		01/03/00
Design Development	03/14/00		02/20/01
Construction Documents	09/04/00		08/01/02
Jurisdictional Approvals	11/20/00		01/23/03
Construction Award	05/20/03	05/13/03	
Construction Start	06/15/03		
Substantial Completion	06/15/04		
Final Acceptance	09/11/04		

II. PROJECT BUDGET SUMMARY

Budget Category	Board Approved Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 282,975	\$ 0	\$ 282,975
Plan Check	\$ 23,370	\$ 0	\$ 23,370
Construction	\$ 2,956,799	\$ 41,201	\$ 2,998,000
Change Order Contingency	295,680	(41,201)	254,479
Utility Connection	20,000	0	20,000
Unforeseen Site Condition	20,684	0	20,684
Youth Employment Plan*	22,543	0	22,543
Total Construction	\$ 3,315,706	\$ 0	\$ 3,315,706
Equipment	\$ 21,500	\$ 0	\$ 21,500
Other Consultant Services	\$ 87,642	\$ 0	\$ 87,642
Miscellaneous Expenditures	\$ 13,000	\$ 0	\$ 13,000
County Services	\$ 491,626	\$ 0	\$ 491,626
TOTAL	\$ 4,235,819	\$ 0	\$ 4,235,819

* Includes youth labor and materials

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ENCLOSURE B

**ADVENTURE COUNTY PARK
NEW GYMNASIUM AND PARK RENOVATION PROJECT
AWARD CONSTRUCTION CONTRACT**

BID SUMMARY

The project includes constructing a gymnasium building, two additional parking lots, concrete walkways, and a courtyard; minor renovations to the existing recreation building, lighting, utilities, patio, two ball fields, landscaping, and irrigation; installing a security alarm system; reroofing the community building; constructing a new entry landmark; expanding the community building kitchen to accommodate a Meals on Wheels program (Congregate Meal Program), and disable access improvements.

Bid Opening Date:

April 15, 2003

Bid Summary:

<u>Bidder</u>	<u>Total Lump Sum Bid</u>
1. Braaksma Construction	\$ 2,998,000
2. Mills Construction	\$ 3,195,000
3. Metro Builders and Engineers Ltd.	\$ 3,241,511
4. Adams-Mallory Construction Company, Inc.	\$ 3,265,977
5. New Creation Builders	\$ 3,492,000
6. Morillo Construction	\$ 3,533,000
7. AKG Construction, Inc.	\$ 3,759,600
8. Hayward Construction Company	\$ 3,982,000
9. Woodcliff Corporation	\$ 4,150,000

Financial Information:

Public Works' fair construction cost estimate was between \$2,150,399 and \$2,956,799.

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ENCLOSURE C

**ADVENTURE COUNTY PARK
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BID SOLICITATION